

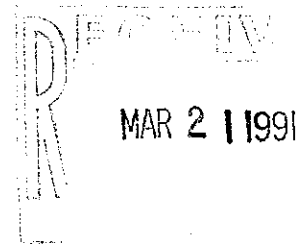
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Ken Carey
4-3-91
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SUSAN

MCDONNELL DOUGLAS

Douglas Aircraft Company

March 14, 1991
C6-722-JWC-91-018



Gary A. Powley
Manager - Construction
McDonnell Douglas Realty Company
18881 Von Karman Ave., Suite 1200
Irvine, CA 92715

Re: **Torrance (C6) Facility**

Dear Gary:

As per your request, enclosed, please find the following information:

1. Attachment "A"
Legal Description of McDonnell Douglas Corporation property located at 19503 South Normandie Avenue (3 pages).
2. Attachment "B"
Parcel Map of the above mentioned property
3. Attachment "C"
Partial Topography Drawing of above mentioned property showing the Jig Storage Area.
4. Attachment "D"
General Development Plan.

Please be advised that this information is from our archive files dating back to November 1952 or thereabouts. Not all of the up-to-date information is represented in the above mentioned documents. Some of the missing information is listed below, but not limited to the following:

1. Legal Description of the Railroad Easement.
2. Legal Description of Utility Easements.
3. Dedicated roadway within the parcel for Denker Street and Francisco Street, etc..

Referring to Attachment "C", please be advised that the southerly portion of the parcel, commonly known as the Jig Storage Area is the only area which we have the existing Topography Map. Other information such as the Site Plan and Utility Plan were given to you during your last visit to our facility on March 13, 1991.

The site was originally acquired in 1942 and improved in 1942 and 1942 by Defense Plant Corporation. The plant was operated by Alcoa for the Government as a reduction plant to produce aluminum for war time use. However, two of the five "pot lines" were never placed in operation. Another line was discontinued in August 1944 and the entire plant was closed in September 1944. During the next two years, the plant was used by War Assets Administration for temporary storage.

The plant was sold in 1948 to Columbia Steel Corporation, which planned to convert the plant into steel plate production facility at an estimated cost of \$65,000,000. However, no significant changes were made in the property or the electrical system during the four years of Columbia Steel ownership.

The Navy acquired the plant from Columbia Steel in March 1952 for restoration and conversion to a facility to support increased production and mobilization requirements for Naval aircraft. Douglas was the prime contractor for the reconstruction as well as contractor operator of the completed facility.

In and around 1967 to 1968, Douglas Aircraft Company entered into negotiations with the Navy and purchased the Torrance Facility. Once ownership of the facilities changed hands, many necessary changes needed to be implemented in order to comply with the Los Angeles City Building Code requirements. These changes were necessary due to the fact that the guidelines, rules and regulations that the Navy followed were different in some respects than what was required by the Los Angeles Building Code. As a result, the City of Los Angeles demanded that Douglas Aircraft Company pay in excess of \$1,000,000 of plan check fees for compliance.

The bulk of the Building Code driven requirements were diverted, with the promise that "all of the requirements will be taken care of in the future". One of the requirements was to bring the power distribution for the facilities to Los Angeles City Code standards. A major High Voltage Electrical Distribution System, including an all underground distribution system was therefore proposed and implemented to provide the facilities with an up-to-date code standard Electrical Distribution System.

In the Electrical Distribution Plan that was given to you earlier, please note that there is large trunk-line in a High Voltage Electrical Duct Bank running along the "For Sale" parcel (the north portion of the parking lot) on the east side of Denker Street. An easement needs to be factored into the sales package or else, the High Voltage Electrical Duct Bank will have to be re-routed to the east side of Denker Street at a premium cost.

Hopefully this brief summary of the early history of the Torrance Facility will help you understand the enclosed Attachments a little better.

If you have any questions or need anything else, please do not hesitate to give me a call.

Sincerely,



John Chan - Group Leader
Electrical Design, Automation and Environmental Compliance Engineering
Plant Engineering

c.c. John Fairley - Business Unit Manager
Enclosures